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**TOWN OF LUNENBURG  
BOARD OF ASSESSORS  
P.O. BOX 135  
LUNENBURG, MA. 01462**

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**JUL 25 2011**

**LUNENBURG TOWN  
CLERK OFFICE**

Minutes from the Board of Assessors meeting held: April 5, 2011.

The meeting opened at 6:00 pm.

Present: Board Members: Chris Comeau, Chairman, Members: Louis J. Franco & Matthew J. Papini, Sr., Harald Scheid, Regional Assessor, and Louise Paquette, Administrative Assistant.

Harald presented 3 applications this evening to the Board and the Board reviewed and voted on the following abatement applications:

**Real Estate - 2 APPROVED**

292 Chase Road	038-004
357 Electric Avenue	093-056

**Real Estate - 1 DENIED**

697 Massachusetts Avenue	059-029
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Harald presented to the Board a request in writing to be sent to the Bureau of Municipal Finance Law for FY 10 abatement under Chapter 58, Section 8 regarding 292 Chase Road. He explained to the Board that an administrative error had been made regarding the property. The office discovered that the same residential structure know as 282-284 Chase Road had been doubled assessed. The colonial home was rightfully listed and taxed on an abutting parcel identified as Map 53, Lot 12; said property having been subdivided from the parent parcel Map 38, Parcel 4 for assessment in FY 10. The same house had not been removed from the parent parcel's tax assessment record. The Board approved and signed the letter. The Board respectfully requested the authority to abate the fiscal year 2010 tax on the structure amounting to \$2,171.18 on an assessed valuation of \$152,900.00.

One additional exemption application for a V1, Clause 22 was reviewed and approved in the amount of \$400.00. Louise reported that 153 statutory exemptions have been granted totally \$89,428.63.

Louise reported that the total overlay for FY11 is presently \$119,987.37. The opening balance from recap is \$124,378.48. A Memorandum from Karen Brochu, Town Accountant regarding the transfer of Overlay surpluses was received and reviewed. The Board reviewed and approved the following:

- (1) FY 2008 overlay released in the amount of \$4,958.15
- (2) FY 2010 overlay released in the amount of \$10,472.22

The funds released are to cover the GL 58, Sect 8 abatements for JCJ / Stone Farm for fiscal years 2008 & 2009 which were mandated by the DOR on 5/04/2010.

Board was reminded that the Town Meeting will be held May 7<sup>th</sup> at 9am and the Town Election will be held Sat., May 21<sup>st</sup>. Louis is the only candidate for the Board of Assessors.

Harald spoke with the Board regarding the ABC Charitable applications. (Applications to be received by March 1<sup>st</sup>) Louise reported that presently there are 5 applications and there has been 5 ABC exemptions approved over the last several years. There was some discussion regarding an application. Harald reviewed with the Board what the qualifications are to be considered charitable organizations. Louise presented to the Board The Taxpayers Guide to Local Property Exemptions for Religious & Charitable Organizations. The Board requested that they would like some time to review this and voted to table the approvals of the applications.

Louise spoke about the upcoming billing calendar. The office is working to keep all the incoming deeds up to date and entered into CAMA. She stated she hopes that the billing file will be completed as soon as possible to prepare for the preliminary billing. She mentioned that she has spoken with the Tax Collector regarding the billing process with Munis and he stated that at this time the move to change software from Munis to Vadar is now on hold. The Accountant did not want to make any changes at this time.

Harald did not share any updates on new development for FY12 tonight however he stated that it is a full revaluation certification year in real estate. The DOR has requested some PRC and will be out to begin some inspections.

Next meeting is slated for Tuesday, May 3<sup>rd</sup> at 6:00 pm. Meeting adjourned at 7:05pm.

Respectfully Submitted,

  
Louise Paquette  
Administrative Assistant  
To the Board of Assessors